



Harbeck Avenue, Great Barr  
Birmingham, B44 8RN

Offers Over £235,000

# Great Barr

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An immaculately presented three bedroom semi detached family home, ideal for First Time Buyers and located in this popular cul de sac.

Set behind a block paved driveway, the property is accessed via a hallway which leads to the lounge with a bay window to the front. The dining room offers a variety of uses and has ample space for a table and chairs, there is an understairs storage cupboard, window to the side, door to the kitchen and double doors lead to the garden. The fitted kitchen extension has a range of units with a built in oven and hob, space for a washing machine, windows to side the side and rear and a door to the side.

On the first floor there are three bedrooms, the master is a double with a bay window to the front and fitted wardrobe, the second bedroom is also a double with a window to the rear and a fitted cupboard whilst the third bedroom is a single with an oriel window to the front. The well appointed bathroom has a white suite with a shower over the bath, fitted furniture housing the wash basin and concealed cistern and there is a window to the rear.

Outside the rear garden offers a degree of seclusion with a patio area leading to the lawn, there is a rear right of way and this double glazed and centrally heated home must be viewed.





## Property Specification

THREE BEDROOMED FAMILY HOME  
SEMI DETACHED  
BLOCK PAVED DRIVEWAY  
ATTRACTIVE LOUNGE  
DINING ROOM

**Lounge**  
3.94m (12'11") into bay x 3.64m (11'11")

**Dining Room**  
4.66m (15'3") max x 3.35m (11')

**Kitchen**  
2.69m (8'10") x 2.29m (7'6")

**Bedroom 1**  
4.09m (13'5") into bay x 2.85m (9'4")

**Bedroom 3**  
2.37m (7'9") x 1.72m (5'8")

**Bedroom 2**  
3.33m (10'11") x 2.80m (9'2")

**Bathroom**  
2.32m (7' 7") x 1.74m (5' 9")

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 6<sup>th</sup> May 2026

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Viewer's Note:

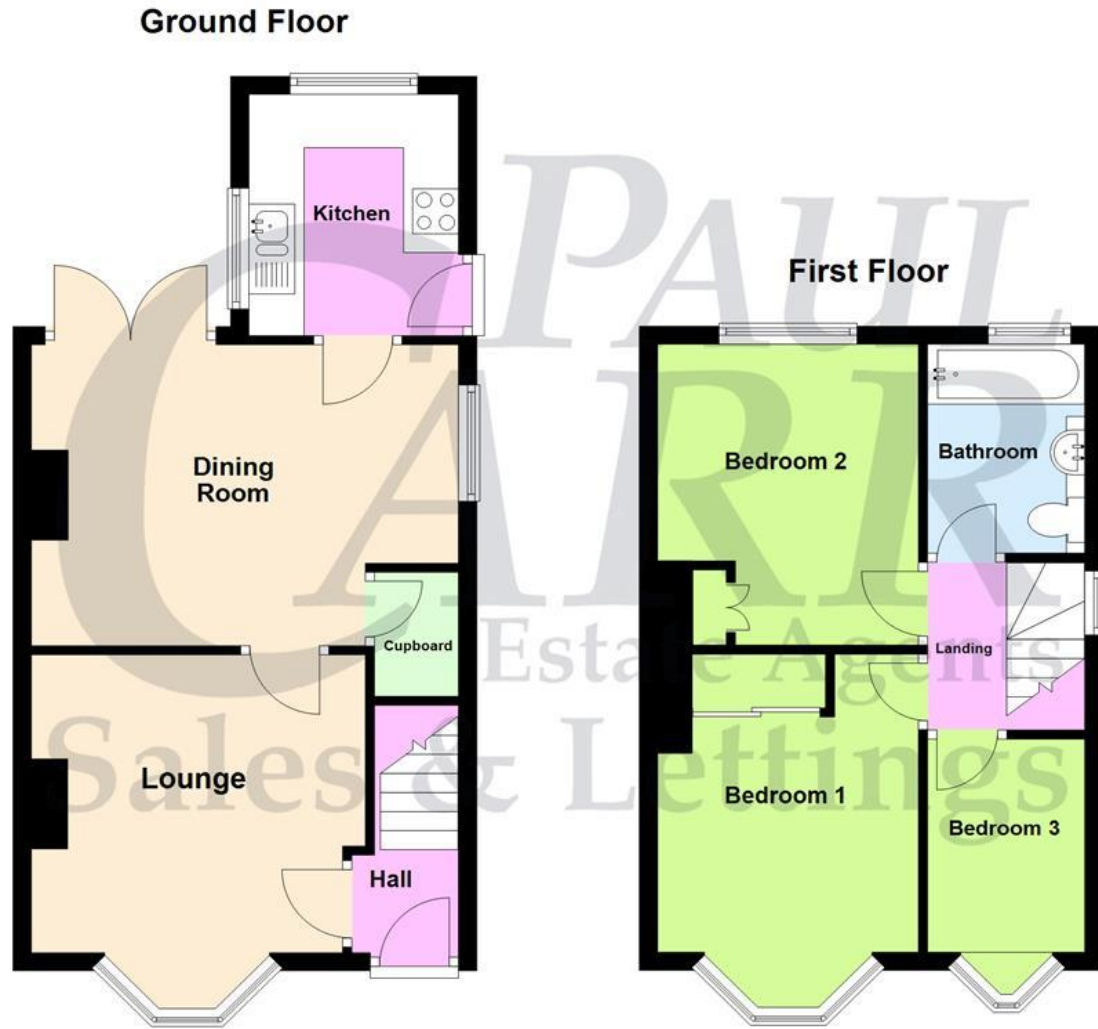
Services connected: Gas Electric Water Drainage

Council tax band: B

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

## Map Location

